



# Metro Nashville DISTRICT ENERGY SYSTEM

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## Tim Hestle Named General Manager at Thermal



Tim Hestle will be the last general manager of the Nashville Thermal Transfer Corporation, and his appointment will close a chapter of downtown Nashville with a bit of family symmetry.

"Thermal is kind of a family business for me," Hestle said. "My father was general manager when I started working here in 1983, and both

## Surprise! We're Opening Early...

Last November, when we broke ground to officially begin construction on the new Metro District Energy System (DES), we expected the facility to be completed in July 2004. Today, construction is virtually finished and plans are to turn on our new district energy system by early next year.



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The team of contractors Metro hired to construct the facility has worked hard to stay ahead of schedule and under budget. Their diligence is what is allowing us to make the transition from Thermal to the new energy plant much sooner than expected.

With the bricks and mortar in place, the last phase of construction is to interconnect the existing pipes with the new DES facility. On October 19 and 20, and again November 22 through 25, we will shut down service from Thermal in order to connect the new DES pipes to the existing infrastructure. Customers will be without steam supply on October 19 and 20, and without chilled water service November 22 through 25.

Once we have interconnected the distribution pipes, we will begin testing the new system. Thermal will be kept online and on standby during this initial testing period. Once the new system is ready for full operations, Constellation Energy Source and Thermal will switch over services to the new DES.

With the construction of the DES facility coming to an end, Nashville has a lot to look forward to:

- Nashville will be home to one of the most modern, reliable district energy systems in the country.
- 40 downtown buildings will have a more efficient and reliable source for their steam and chilled water services.
- Those wanting to construct new buildings downtown will have a new, state-of-the-art option for their heating and cooling needs.
- Valuable riverfront property currently occupied by the Thermal plant can be cleared and redeveloped.

of my sons have worked for Thermal at one point in time. I look forward to helping close this chapter in Nashville's downtown energy services for both the customers and my family."

Hestle, who most recently served as operations manager at Thermal, assumed his new role on September 1.

### Customer Transition

After new DES services begin, currently scheduled for December 2003, customers will begin to notice a new look to their bills for energy services. Constellation Energy Source, the company contracted by Metro to design, build and manage the new DES facility, also has the responsibility for the customer invoice system and will handle notification and collection of payments. Customers will soon receive information that will explain the new invoicing process and provide estimates of invoices through June 2004.

No other aspects of service will be affected by the transition from Thermal to DES, and we will keep customers fully informed throughout the process.

If you have any questions, contact DES General Manager John Schaffer at (615) 742-9562 or Harvey Gershman, Metro project administrator, at (800) 573-5801.

It's an exciting time in Nashville. Feel the energy!

### Schaffer Named General Manager for New DES

Former Nashville Thermal Transfer Corp. Operations Manager John Schaffer has been appointed general manager of the Metro Nashville District Energy System (DES).



General Manager John Schaffer and Mayor Bill Purcell

Schaffer came to Nashville in May 2002 to manage Thermal, immediately following a fire that destroyed the plant's waste-tipping building. Under Schaffer's direction, Thermal resumed operations using temporary boilers and chillers, and has operated without any major problems since.

Schaffer's 25 years of energy service and plant management experience has included projects for Constellation Energy Source and Trigen Energy Baltimore/Trigen-Cinergy Solutions, LLC. He also worked with Locke Insulators and Domino Sugars in Baltimore, Md., as an operations engineer and completed numerous studies in energy plant management as a machinist while serving four years in the U.S. Navy.

Schaffer is a licensed first-class stationary engineer and past board member of the Association of Energy Engineers.

We recently sat down with John to get his perspective on the upcoming transition from Thermal to the nearly finished DES plant.

[view the Q&A](#)

### A View from the Bridge Mayor Bill Purcell

One of the most enjoyable events I've participated in as mayor of Nashville was the opening of the Shelby Street Bridge over the Cumberland River earlier this year. The views from this bridge provide a vision of downtown Nashville's past, present and future. To the north sits First Avenue and the row of historic, brick buildings looking out over the river with the Courthouse sitting atop the bluff. The skyline is crowded with the towers of BellSouth, Commerce Center, and SunTrust. To the south is the old Thermal plant, which has provided the heating and cooling for these offices, and behind it sits the new, streamlined and compact Metro Nashville District Energy System (DES) facility, which will serve these buildings and more in the years to come.

## Reminder - Upcoming Service Outage

Reminder to customers that during the fall you will experience two outage periods. Steam supply to your building will be interrupted Oct. 19 through Oct. 21 and chilled water supply will be interrupted November 22 through 25.

If you have any questions or concerns, call Chuck Tucker at Thermal at (615) 244-3150 or Harvey Gershman, Metro project administrator, at (800) 573-5801.



Gary Crawford and Crawford Masonry Contractors are commended for the outstanding job they've done on the brickwork of the new DES facility.



Thermal sits on a large and beautiful piece of property that will become a jewel of downtown once it is redeveloped, no matter what is built there. And behind it, the DES facility occupies a space less than half as large as Thermal, with the ability to heat and cool many times the number of buildings Thermal could. Where Thermal had been a nationally significant, state-of-the-art facility when it opened almost 30 years ago, the DES facility will enjoy that same national attention when it opens in the near future. And thousands of Nashvillians who live, work and do business in downtown buildings will be the beneficiaries of this new facility.

Just to the east of the DES facility, the Gateway Bridge is nearing completion, offering the promise of development south of Broadway that will truly transform our downtown. Just up the hill from DES, Rolling Mill Hill sits ready to begin that development.

This view from the bridge emphasizes the promise of the future. It is an exciting time to be downtown. The DES construction project is ahead of schedule and under budget. With our continued effort, we will truly be able to turn an important corner in Nashville's history early next year, when we flip the switch that turns DES on, and allows us to begin reclamation of the Thermal site. I, for one, look forward to being there and enjoying the view.

## Hermitage Hotel Successfully Reopens with Help of Thermal

Thermal played an important role in the recent reopening of the historic Hermitage Hotel.

The hotel, a downtown landmark since 1910, closed its doors for 10 months for a \$17 million renovation of its guest rooms, lobby areas, ballrooms and dining rooms. Those renovations also called for increased heating and cooling capacity, and the Hermitage chose to continue using Thermal service for economic, efficiency and maintenance feasibility. Because district energy was available, the hotel continued to enjoy significant space savings during the restoration.

Thermal integrated with the new building's variable chilled water flow equipment by providing a delivery system for seamless operation with the variable frequency drive pumps and new air handlers to complement the hotel's new HVAC system. Hot water is used for building temperature control during the winter months, with steam as a heat source, through a building heat exchanger. Thermal also supplied a new state-of-the-art metering package that will be cost-effective and maintenance-free.

"With the transition to DES so near, we knew that taking advantage of district energy services was the right decision," said John Powers, Hermitage Hotel engineer. "The hotel's new heating and cooling efficiency will complement the millions of dollars we invested in other upgrades."

The heating and cooling overhaul has increased the hotel's load from 265



The new DES facility will have the capacity to heat and cool many times the number of buildings Thermal could, and its engineers have planned ahead by installing pipes ready to connect additional customers west of First Avenue and south of Broadway.

While customers may not actually see the boilers and chillers installed in the new DES facility, they will directly benefit from the increased capacity, efficiency and reliability the state-of-the-art equipment will soon provide.



tons/4,000 pounds per hour to 400 tons/7,000 pounds per hour and allows for future expansion of up to 85 tons of chilled water.

The Hermitage Hotel reopened on Valentine's Day 2003.

## Q&A with John Schaffer, New General Manager for DES

**Q.** *What were some of your greatest challenges and greatest accomplishments as general manager at Thermal?*

**A.** When I took over as operations manager at Thermal after the fire, my job was to improve the efficiency and reliability of the plant and to restore Thermal's reputation. Since we were making the switch from burning solid waste to using boilers and chillers, we were able to re-evaluate our workforce, reduce the number of employees to 35 and place the right employees in the right positions.

What Thermal has been able to accomplish since that time has been a product of the joint effort made by all the good people working at Thermal. We quickly were able to get the plant running more efficiently and reliably. We refocused our customer service operations so that a Thermal representative spent time each month visiting with every customer to ensure that all of our customers were satisfied with the service they were receiving. We adopted better safety procedures and better operating procedures. The end result was that Thermal reliability increased to 99.9 percent, we have had no lost time accidents and our customers are happier with the service we are providing to them.

**Q.** *What are your plans for filling the employment openings at DES?*

**A.** We have 24 positions to fill at the new facility, and 20 of those jobs will be offered to individuals currently working for Thermal. After the fire, the Thermal employees faced a tremendous challenge, and the fact that Constellation Energy Source has chosen to bring 20 of those men and women over to the new DES is a real testament to the quality of employees at Thermal and the outstanding abilities that each possesses.

**Q.** *What are the biggest differences between Thermal and the new DES?*

**A.** The first you thing you notice is the appearance. The new facility is aesthetically pleasing and takes up less than half the space of Thermal, which has grown to show its age.

From an operational standpoint, we are going to see a tremendous improvement in efficiency. The DES plant has been designed in such a way that even if a major piece of equipment fails, the plant will continue to run with no service interruptions to our customers. We have all the backup equipment necessary to keep the plant running on-site. We have two electrical feeds feeding power to the plant, each one capable of providing enough voltage to keep the plant up and running if the other should fail.

Another major difference between Thermal and DES is the environmental





impact. Burning natural gas to produce energy is a much more clean and efficient method than burning solid waste.

**Q.** *What are some of the challenges you expect to encounter as general manager for DES?*

**A.** Without a doubt, the greatest challenge I will encounter is growing new business. It is always difficult to sell something new and unfamiliar. However, I'm confident that we will be successful at increasing our customer base because of the great working relationship we have with Metro government and all the people who are working hard to bring new businesses to Downtown Nashville.

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